

REDHAVEN RIDGE SUBDIVISION

BEING LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 3 WEST, LAND DISTRICT NORTH OF RED RIVER, LINCOLN PARISH, LOUISIANA

LEGEND

- To the Set 5" x 7" Rebar
- △ To the Set MAG Nail
- Found 5" x 7" Rebar (Take Note)
- Found 2" Iron Pipe
- Found Railroad Spike (Unless Noted)
- Found Nail Set
- Overhead Electric
- Right of Way
- Utility Service
- Approximate Dead Line
- Section or Allotment Line
- Center of Road
- Fence (As Noted)
- Edge of Gravel Drive or Well Pad
- Approximate Center of Gas Pipeline
- Edge of Pond
- Approximate Location of Water Main
- Approximate Town Limits
- IR: Record Call



CURBS ALONG CENTER OF HENRY ROAD

LINE	BEARING	DISTANCE
L1	N 22°13'28" W	51.56'
L2	S 77°42'44" W	72.10'
L3	N 25°11'31" W	113.89'
L4	N 29°13'38" W	121.41'
L5	S 29°16'29" W	124.15'
L6	N 37°42'28" W	126.13'
L7	S 39°59'59" W	128.92'
L8	S 39°59'59" W	128.92'
L9	N 39°59'59" W	128.92'
L10	N 39°59'59" W	128.92'
L11	N 39°59'59" W	128.92'
L12	N 39°59'59" W	128.92'
L13	N 39°59'59" W	128.92'
L14	N 39°59'59" W	128.92'
L15	N 39°59'59" W	128.92'
L16	N 39°59'59" W	128.92'

PRELIMINARY PLAT

THIS IS A PRELIMINARY DOCUMENT AND SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVAL & ACCEPTANCE

THIS PLAT HAS BEEN INSPECTED BY OFFICIALS OF LINCOLN PARISH, LOUISIANA, AND APPROVED BY PROPER AGENCIES PREVIOUSLY TAKEN AND IS HEREBY ACCEPTED BY LINCOLN PARISH POLICE DEPT.

BY _____ DATE _____

LINCOLN PARISH HEALTH DEPT

IN ACCORDANCE WITH THE LOUISIANA SANITARY CODE, CHAPTER XII, PARAGRAPHS 15-912-5, THIS SUBDIVISION AS PLATED HEREIN, HAS BEEN REVIEWED AND APPROVED FOR INSTALLING THE PUBLIC INDIVIDUAL SEWER DISPOSAL SYSTEMS IN THE SUBDIVISION AS A WHOLE.

LINCOLN PARISH SANITARIAN DATE _____

DEDICATION

PURSUANT TO THE PROVISIONS OF LOUISIANA RS 33:305 (1) AND THE LAWS AND ORDINANCES OF LINCOLN PARISH, BLACK DOT PROPERTIES, LLC, AS THE FULL TITLE OWNER OF THE PROPERTY SHOWN HEREON AND DESIGNATED AS REDHAVEN RIDGE SUBDIVISION, HEREBY DEDICATES THE STREET RIGHTS OF WAY AND UTILITY SERVICES SHOWN HEREON TO PUBLIC USE THIS DEDICATION BEING FOR THE USE OF SAID PROPERTY FOR SEWER AND UTILITY PURPOSES ONLY. RESERVING TO SAID OWNER, HIS SUCCESSORS AND ASSIGNS, THE FULL USE OF SAID PROPERTY IN FULL OWNERSHIP INCLUDING, BUT NOT LIMITED TO, ALL GAS AND OTHER MINERALS, OIL, GAS, UNDER OR RIGHT WHICH MAY BE PROVED THEREAFTER.

THIS DEED AND SIGNED AT _____ LOUISIANA, ON THIS _____ DAY OF _____ 2023, IN THE PRESENCE OF THE UNDERSIGNED COMMISSIONERS AND NOTARY PUBLIC:

BLACK DOT PROPERTIES, LLC

BY _____

WITNESSES _____

PRINT NAME _____ PRINT NAME _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2023.

NO TARIFF PUBLIC

MY COMMISSION EXPIRES _____

Hand Note:

Per FEMA HRM Community Panel No. 2206401242 for Dubach in Lincoln Parish, LA (NFIP Community No. 23022); effective date 4-2-2009. The Subject Property is NOT located within a Special Flood Hazard Area.

Reference Surveys

- Plat of Survey and Subdivision of Arthur Banks Property by Wade R. Haggerty, C.L.S., dated 3-10-1962 (CB 90 PG 234)
- Plat of Survey for Black Dot Properties, LLC by Craig T. Muller, P.L.S. and Delta Land Surveying, LLC, dated 1-28-2022 (Project No. 22-01-1); Instrument No. 202-093

NOTES

BASED ON BEARINGS RELATIVE TO GRID BEARINGS OF LOUISIANA COORDINATE SYSTEM OF 1983 - NORTH ZONE, AS OBTAINED BY GPS OBSERVATION (RTK/REAL TIME) (NAD 83) (2011 EPOCH) (2016 ADJUSTED).

THIS PLAT DOES NOT REPRESENT A GUARANTEE OF TITLE. I DID NOT CONDUCT EXTENSIVE TITLE RESEARCH. NO COPIES OF SURVEY INSTRUMENTS ARE PROVIDED AND NO NECESSARILY ALL ARE SHOWN HEREON.

THE ROAD AND UTILITY SERVICES TO BE DEDICATED ALONG SIMPSON ROAD ARE TO BE ASSURED FROM THE NORTH PROPERTY END OF THE SUBJECT TRACT (NOT FROM THE SOUTH CENTER OF THE ROAD).



CERTIFICATION

I, CRAIG T. MULLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA, HEREBY CERTIFY THIS PLAT REFLECTS AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEASUREMENTS ARE AS NOTED. THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE FOR SURVEYING SURVEYS FOR A CLASS "C" SURVEY AS CURRENTLY ADOPTED BY THE LATEST BOARD UNDER LA C. TITLE 46, PART 124, CHAPTER 25.

CRAIG T. MULLER, P.L.S.
LOUISIANA LICENSED PROFESSIONAL LAND SURVEYOR NO. 5361

